

October 3, 2012 Planning Commission Minutes

The Eudora Planning Commission met in regular session on Wednesday evening, October 3, 2012 in the Eudora Municipal Building. All seven members were present: Chairman Kurt von Achen, Vice Chairman Richard Campbell, Ken Adkinson, Glenn Bartlett, Jason Hoover, Grant Martin and Johnny Stewart.

Also present were City Administrator John Harrenstein, Codes Administrator Curt Baumann, Economic Development Analyst Collin Bielser, Public Works Director Mike Hutto, Intern Barack Matite, Stan Hernly, Don Swartz, and Reporter John Schulz.

Chairman von Achen called the meeting to order a 7:00 pm, the pledge of allegiance was recited, and the minutes of the September 5, 2012 meeting were approved as circulated.

Administrator Harrenstein said he had nothing new to report, but he ^{was} stand for any questions. Jason Hoover asked if the city was considering having a motorcycle patrolman? Harrenstein said they were not. Johnny Stewart asked if there had been any consideration of streaming the council and planning commission minutes on the internet, and if the recorded minutes are kept? Harrenstein said that it has been considered but not pursued, and that the recordings are erased once the minutes are officially approved. Grant Martin asked the reason for the poles along County Road 1061 at the Meadowlark Development? Harrenstein said they are to be used for caution lights at the schools there. They will be in use during school hours and for example, at football games, Mike Hutto added.

The Building Inspector's report showed 10 remodelings and three additions for a total evaluation of \$52,460. One of the remodelings was for City Hall in amount of \$10,000. Bielser said Intern Matite had done the extensive report this month, complete with charts and graphs.

There were no public comments. Chairman von Achen said he would like to add an informal discussion to the end of the agenda, concerning the joint meeting on September 24 with the Lawrence-Douglas County Planning Commission about the sand pit application. He then called for New Business: Consider a preliminary/final site plan application by the City of Eudora for a Public Safety Building on Lot 1 of the Eudora City Center Subdivision. Economic Development Director Bielser responded.

Bielser reminded the commission members that back in March of 2012 they had unanimously approved and recommended a Use Permitted Upon Review to the City Council for the construction of Eudora's new public safety building on the former site of the Eudora Middle and High Schools. Said school had been razed in 2011 under an agreement between the City and Eudora School District #491, with the property to be divided between three entities, the city, the school district and the public library. Bielser said that at the same March meeting the Eudora Planning Commission unanimously approved the preliminary plat and recommended approval of the final plat for the Eudora City Center Subdivision, and the City Council approved the plat at their March 20, 2012 meeting.

There was no zoning change to this property, Bielser said, so it remains Residential Single-Family and the RS zoning will apply to the public safety building. As a site plan review, Bielser quickly listed the zoning regulations that will apply to the development: Section 16-409 (5a), Preliminary Site Plan requirements. Planning Commission members had received copies of the site plan and architectural documents with their packets.

Bielser said the site plan is drawn to a scale of one inch equals 20 feet, it shows all boundaries of the property and includes an appropriate legal description, and it indicates the appropriate contour intervals

and includes a drainage plan. It details the location and dimensions of all existing and proposed structures, parking areas, curb cuts, loading spaces and sidewalks. It demonstrates an adequate amount of landscaping/open space, it lists the proposed use of the site and includes 36 off-street parking places and it shows the location of all outdoor trash storage space.

Bielser assured the commission that the planned building meets the lot area, width and depth requirements as well as all setback and height requirements of the RS-Residential Single-Family district. He said trees will be planted to meet the city requirements, and that only one tree presently on the property will have to be sacrificed to allow a curb cut on the west. He added that other trees and shrubs above current zoning requirements will be planted throughout the property.

Bielser said that since there was no comparable building listed in the off-street parking regulations, staff used Section 16-501 (7a.8) which dictates that for every 50 square feet of floor area used for assembly in the building, one parking space shall be provided. This means that for this building 26 stalls would be needed, since the only public space to be accessed for assembly will be the 1300 square foot Municipal Court and training room. Staff found that the remaining 10 spaces will easily accommodate employees, especially since the fire department is volunteer and the police force of 10 operates on a rotational shift. There also will be six spaces available on the street and as the site develops there will be room for shared parking. Two handicapped spaces will be marked.

For illumination the off-street parking spaces will have 20 foot pole-mounted fixtures, as well as wall-mounted fixtures located between the apparatus bay doors. Someone asked why there were two lighting plans, with one marked "alternate"? Hernly explained that there was a choice and the alternate was the more desirable.

Bielser said there will be identification signage located on the east, west and south sides of the building, and staff finds the proposed signing acceptable with current zoning regulations. He also said the planning commission, under present regulations, does not review façade plans but he told the commission the building will be of stucco panels accented with brick veneer and will correspond with the look of downtown Eudora. The trash containers and HVAC systems will be screened from view, as will the generator and electrical transformer.

There will be three access drives to the building but only two drives will be for access by the public, Bielser said. One will be off 10th Street (in line with Elm Street) and one on the west off Main Street. The third drive is only for fire trucks and other emergency vehicles.

Staff's memo stated that because the impervious area will not be increased from that of the previous school development, staff and the city engineer do not recommend additional storm water detention on the site. Storm water previously flowed downhill from the schools and will continue to do so.

This issue brought the most questions from the commission, and Campbell in particular, pointed out that the original building was of 1918 origin and the city had no zoning rules or regulations then. He said he believes that since there will be two more buildings on the site, storm water issues should be addressed now rather than having to argue them later when there will be more hard surfaces and more drainage.

Mike Hutto explained that the city does have plans for a new inlet and that there is a 36 inch pipe now that he thinks is ample to carry the library's water and the city's, and the school will need less. He said the plans are not part of this project but he is sure the city will take care of it.

Johnny Stewart asked about an area marked "concrete washout"? That is temporary and is for concrete trucks to wash out, was the reply.

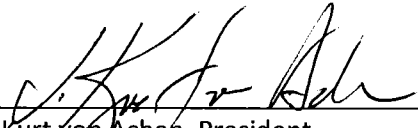
A discussion ensued as to whether Skateboarding will be prohibited. Harrenstein and Bielser said the city already has an ordinance but it is hard to enforce.

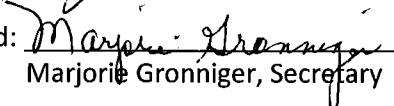
Ken Adkinson moved that the Planning Commission approve the preliminary and final site plan, but without specifying that the applicant install a bike rack and bench on the site as a condition staff had suggested. Glenn Bartlett seconded the motion and the vote was unanimous in favor, 7-0.

On the sand pit topic added to the agenda, Chairman von Achen told the commission that only he and Glenn Barlett were there on the 24th so Eudora had no quorum, so they asked the Lawrence-Douglas County Planning Commission to defer the application. He said he was pleased that they agreed to the request. Their commission only had six members present and one of them declared conflict of interest so their vote to defer was 5-0. von Achen said the next joint meeting will be on Monday evening, October 22 at 6:30 pm and he pleaded with the members to at least field a quorum. He further asked that Eudora remain uncommitted on this Penny application, at least until we learn more particulars.

Harrenstein, too, urged that a quorum be present. It is an important meeting, he said, and it says a lot about the town when we show up.

Grant Martin moved to adjourn, Ken Adkinson seconded the motion and the meeting adjourned at 7:34 pm.

Signed: 
Kurt von Achen, President

Signed: 
Marjorie Gronniger, Secretary

